

Property at 00010 LAWRENCE AVENUE

Prop ID 3000010

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Administrative Information

Owner name: COFFEY WILLIAM J AND
 Second name: RITA J
 Address: 10 LAWRENCE AVENUE
 City/state: AVON CT Zip: 06001

Location Information

Map: 007 Clerk map:
 Lot: 3000010 Neigh.: Zone: R15 Vol: 341 Page: 575

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt	Cat	Amount	Sale date: 10-Dec-1997
Resident Land	.34	94,500				Sale price: 155,000
Resident Dwelling	1.00	134,120				Sale valid: Y
Resident Outbldg	2.00	13,230				Values
Resident Excess	.55	2,890				Mkt value :
Summary			Utilities		Sales ratios	
Total assessments		244,740	Water	Well	Cost/sale :	2.2557
Total exemptions			Sewer	Public sewer	Mkt/sale :	
Net assessment		244,740	Gas	None	Assmt/sale:	1.5790

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl	Fact	Value	70% Value
PRIM	11	.340	135,000	135,000			135,000	94,500
Primary Site		14,810						
RES	12	.550	7,500	4,125			4,125	2,888
Residual		23,958						
		.890 acres	Total land value				139,125	97,388

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	04	Vinyl Siding		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	7
Interior Walls	01	Plaster	Bedrooms	4
Floors	01	Hardwood	Family Rooms	
Heating System	01	Hot Water	Full Baths	2
Fuel	01	Oil	Half Baths	
Attic	99	None	Addtn'l fixtures	1
Grade	30	C	Whirlpools	
Garage	11	Basement 1 car	Saunas	
Area Over Gar.	01	Fully Finished	M/F stacks	
Basement	01	Full	W/B stacks	1
Bsmt Fin Qual	01	Unfinished	W/B openings	1
Air Condition	99	None		
Interior Cond	05	Good		
Exterior Cond	05	Good	Actual Year Built: 1941	

Building Valuation Summary

Dwelling	Frame	1 1/2 story w/bsmt	Area	1,092	246,120
Basement	Full				
Heating	Yes	A/C No			
Plumbing	2 F/B	H/B 1 Add'l fix.	Wh/p	Saunas	5,500
Attic	None	Attic size:			
Additions					32,909
Other Features	WB Stks		Bsmt Gar		10,250
Sub-Total					294,779
Grade	C	Factor 1.0000			294,779
CDU		C&D Factor 1.00			294,779
Depreciation		35 %			191,606
Computed cost value @ 70%					134,124

Building additions

Category	Type	Area	Value
P Porches, Patios, Decks	FEFF Frame enclosed first	28	2,670
L Living Area	FRFF Frame first floor	112	12,822
L Living Area	BSMT Basement addition	112	2,064
P Porches, Patios, Decks	FEFF Frame enclosed first	161	15,353
Total additions			32,909

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RG1 Frame or Con	24	26	624	55.95		C	34,913	50	17,500
Block Detach Garage									
RS1 Frame	8	12	96	30.00		C	2,880	50	1,400
Utility Shed									
Value at 70%		13,230	Value at 100%		18,900				

